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Building Committee Minutes 05-04-2004

APPROVED

**TOWN OF ARLINGTON
MINUTES
REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, MAY 4, 2004**

PRESENT:	John Cole, Chair	Suzanne Owayda
	William Shea, Vice Chair	Charles Stretton
	Thomas Caccavaro	Brian Sullivan
	Robert Juusola	
ABSENT:	Kathleen Donovan	John Sanchez
PARTICIPANTS:	Stefan Chaires, DRA	
	Robert Addelson, APS	
CALL TO ORDER:	7:30 p.m.	

DALLIN SCHOOL UPDATE – S. CHAIRES

- The architect is prepared to receive general contractor bids on Thursday, May 6th. The bid opening was postponed one week because sub-bid protests were being received in various categories. Mr. Chaires has been working with the Purchasing Agent to evaluate each sub-bid protest. He felt that all three protests did not have much merit.
- The roofing low bidder (Cape Way Roofing) was contacted by Mr. Chaires who asked the contractor to review their low numbers.
- General Contract bids will be received at 2:00 p.m. on Thursday, May 7th at the Town Hall. Mr. Chaires hoped for at least 10 bidders.

PEIRCE UPDATE – S. CHAIRES

- A letter was sent to the Building Inspector last week regarding proposals to resolve the issue of the walkway along Park Ave. Ext. (copies were distributed to the committee). The Commission on Disability has stated that the walkway is in violation of 521 CMR. There has been no response as yet from the Building Inspector.
- Castagna Construction was willing to issue a credit (\$1,500) for the sealants, but they will not concede on the issue of the puddle in the playground area (because the puddle disappears within a reasonable amount of time). It was thought that there was a change order for the installation of the irrigation sleeves under the walkway and that Castagna should expose them. Mr. Chaires will check to see if there was either a change order or an agreement with regard to the irrigation sleeves.

BRACKETT UPDATE

- To date, testing of the system has not been done. Testing will be done on a day when the temperature is 80°.
- Mr. Cole noted that the noise issue is the last issue to be resolved before receiving a permanent building occupancy from the Building Inspector. Mr. Chaires spoke to Pao Chi who is working with Owen Beenhouwer to resolve the noise issue by May 19th.

NEXT MEETING

- Because the next regularly scheduled PTBC meeting is for May 18th (and the Special Town Meeting is scheduled for May 19th), the committee will also meet on May 11th at 6:30 p.m. in the Superintendent of Schools office.

DISCUSSION

- Mr. Chaires distributed the Dallin structural peer review to the committee for discussion. Mr. Shea questioned the original estimate for technical equipment (\$450,000). He said that it was high in comparison to other school projects.
- As soon as there is a positive vote from Town Meeting, the committee will develop a job description for Project Manager.

EXECUTIVE SESSION

On a **MOTION** made and seconded, it was VOTED to **move into Executive Session for the purpose of discussing the Hardy School noise remediation issue and possible legal issues that may be related to that matter. The committee will then come out of Executive Session to reconvene in Regular Session.**
ROLL CALL VOTE: Unanimous

FINAL DISCUSSION

- There was a review of the committee's draft of the report to Town Meeting. There are fewer statistics to report this year as compared to other years.
- The Chairman will include what was added to the report at this evening's meeting and circulate it to the committee prior to the next meeting.
- The PTBC will meet on May 11th in Ms. Donovan's office.

INVOICES

On a **MOTION** by Mr. Shea and seconded by Mr. Juusola, it was VOTED to **approve the following DRA invoices for the Dallin School project:**

1. **March 1 through March 31, 2004 – invoice no. 15 (previously held by the PTBC) in the amount of \$19,038.93 – reimbursable costs for the production of bidding documents**
2. **April 1 through April 30, 2004 – invoice no. 16 in the amount of \$19,250.00 which is 50% of the bidding and negotiation phase of the project**

ROLL CALL VOTE: Unanimous

ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Marie Carroll